

Article 7: Gaslamp Quarter Planned District

(“Gaslamp Quarter Planned District” added 3-27-2007 by O-19588 N.S.; effective 4-26-2007.)

Division 1: General Rules

(“General Rules” added 3-27-2007 by O-19588 N.S.; effective 4-26-2007.)

§157.0101 Purpose and Intent

- (a) The public health, safety, and general welfare require that property in the Gaslamp Quarter be revitalized and protected from further impairment in value. It is necessary to impose reasonable requirements and restrictions upon erection of new buildings and structures and the use, maintenance and alteration of existing and relocated buildings and structures. To assist in this endeavor, the distinctive architectural character that existed from 1880 to 1910 shall be retained and enhanced. Businesses that can enhance this historic environment will be encouraged to locate in the Gaslamp Quarter and ones that do not enhance this environment will be terminated or altered. The major segment of the modern City of San Diego began here and was the central business district of those early times. Many officially designated historical landmarks provide a basic architectural unity and visual distinction in the area, and historically significant architecture is found throughout the district. Six architectural elements in varying pattern and emphasis govern the overall structural form and design continuity. These are: scale and proportion, fenestration, materials, color, texture, detail and decorative features. The Gaslamp Quarter's historic quality is further enhanced by its central location, contrasting impressively with the contemporary buildings of the Centre City core area. The revitalization of the Gaslamp Quarter is in keeping with the objectives and proposals of the General Plan, and would complement the adjacent Horton Plaza Redevelopment Project and will assist in the implementation of the Gaslamp Quarter Redevelopment Project.
- (b) Pursuant to findings of the San Diego City Council on July 26, 1982, the Gaslamp Quarter Redevelopment Project Area was found to be blighted. Furthermore, the City Council determined that revitalization of the area was necessary to effectuate the public purposes declared in the California Community Redevelopment Law (Health and Safety Code section 33000 et. seq.). These findings were based upon the following conditions which characterize the project area:

- (1) The existence of unfit or unsafe buildings and structures due to age, obsolescence, faulty exterior spacing and mixed-character and shifting of uses;
 - (2) The existence of properties which suffer from deterioration and disuse because of: inadequate public improvements, facilities, utilities and open spaces, including inadequate and insufficient traffic circulation, parking, sidewalks, curbs, gutters, street lights, and lots (parcels) of an irregular form, shape and size, which cannot be remedied with private or governmental action without redevelopment;
 - (3) The existence of properties which suffer from economic dislocation, deterioration and disuse resulting from faulty planning;
 - (4) A lack of proper utilization of property, resulting in a stagnant and unproductive condition of land potentially useful and valuable; and,
 - (5) The existence of social blight because of mixed and nonconforming uses, vacant buildings, substandard dwelling units, the lack of adequate open space, a concentration of "adult" entertainment uses and a high crime rate.
- (c) Certain businesses attract criminal activity and aggravate existing crime problems and should be eliminated from the Gaslamp Quarter. Other businesses are operated in a manner which allows and encourages the incursion of criminal elements and criminal activity in the Gaslamp Quarter by failing to establish sufficient security measures to prevent crime, by permitting criminal activity to take place on their premises and by failing to establish sufficient security measures to prevent crime, by permitting criminal activity to take place on their premises and by failing to cooperate with the police department to deter and discourage crime on their premises and should be prevented from operating in this manner.

("Purpose and Intent" added 3-27-2007 by O-19588 N.S.; effective 4-26-2007.)

§157.0102 Boundaries

The regulations as defined herein shall apply in the Gaslamp Quarter which is within the boundaries of the Centre City area in the City of San Diego, California, designated on that certain Map Drawing No. C-446.1, and described in the boundary description, filed in the office of the City Clerk under Document No. 756382.

("Boundaries" added 3-27-2007 by O-19588 N.S.; effective 4-26-2007.)

§157.0103 Administration

(a) President

The President of Centre City Development Corporation (the "President"), or a designated representative of the President, as the designee of the City Council, shall administer the Gaslamp Quarter Planned District Ordinance in accordance with the provisions of this Article.

(b) Powers and Duties

It is the duty of the President to administer the regulations and procedures contained within the Gaslamp Quarter Planned District Ordinance in the manner prescribed herein for both public and private developments; to recommend to the Planning Commission and the Centre City Development Corporation Board of Directors (the "Board of Directors") any changes to the regulations, provided such changes are necessary for the proper execution of the adopted plan, and to adopt rules of procedure to supplement those contained within this Planned District Ordinance. The President shall utilize architectural criteria and design standards adopted by the City Council and restrictions on use specified in these regulations in evaluating the appropriateness of any development for which a permit is applied under the Gaslamp Quarter Planned District Ordinance. The President may approve, modify, or disapprove any applications for a permit, based upon the conditions of compliance or noncompliance with the adopted regulations and approved criteria and standards.

("Administration" added 3-27-2007 by O-19588 N.S.; effective 4-26-2007.)

§157.0104 Applicable Regulations

Where not otherwise specified in the Gaslamp Quarter Planned District Ordinance, the following chapters of the Land Development Code apply:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials
Storage Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations).

Where there is a conflict between the Land Development Code and the
Gaslamp Quarter Planned District Ordinance, the Planned District Ordinance
applies.

(“Applicable Regulations” added 3-27-2007 by O-19588 N.S.; effective 4-26-2007.)